

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Jan. 14, 1954

January 14, 1954
City Hall Annex
Lansing, Michigan

The meeting was called to order by the Vice-Chairman, Sam Obrecht, at 7:30 P.M.

Present—Messrs. Boucher, McSherry, Mutz, and Obrecht—4.

Absent—None.

The minutes of the regular meeting of December 14, 1953, were approved.

It was moved by McSherry, supported by Mutz, that the Vice-Chairman Sam Obrecht act as the Acting Chairman until the end of the fiscal year.

Motion carried.

The appeal by Mrs. Grace Taylor to erect a vestibule, which will extend beyond the established set-back line but no further than the present open porch, at 405 W. Paris Ave., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by the Mt. Hope M. E. Church to erect an addition to Church, which will reduce front yard on Mt. Hope Avenue from 9 feet to 2 feet, at the N.E. corner of Mt. Hope and Cedar Streets, was considered. The petitioner was represented by Mr. Archie Fuller, 1515 Sunny-side, who is a member of the Board of Trustees. There were no objections. It was moved by Boucher, supported by McSherry, that the appeal be not granted because of the necessity of future street widening in this area to relieve the traffic hazard.

Motion carried.

The appeal by Joseph H. Albers in Trust of St. Therese Parish to erect an addition to school, which will reduce South side yard from 31½ feet to 11½ feet, at 2620 Turner Street, was considered. The petitioner was represented by William J. Koenigsnecht, 102 W. Randolph St., and there were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it is a part of an over-all plan and will relieve a hardship of delaying construction until all land for the over-all program has been purchased.

Motion carried.

The appeal by Howard Namey to erect a new store building, which will reduce south set-back line from required 20 feet to 7 feet at the N.W. corner of S. Logan and Berten Streets, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Boucher, that the appeal be granted to reduce the south side yard from 20 feet to 9 feet, provided that a 20-foot alley is deeded in accordance with the over-all plan in this block, and provided further that request is made to rezone property west of the alley to the west property line to "J" Parking, under (6), Section 21 of the Lansing Zoning Ordinance to relieve the hardship of not being able to construct a building on the corner lot.

Motion carried.

A letter from Mr. M. M. Caldwell, Building Commissioner, regarding the location of a wholesale dental laboratory in the "F" Commercial District, was read and discussed. It was moved by Mutz, supported by McSherry, that Mr. Caldwell be advised that, in our judgement, it is not the intent of the Zoning Ordinance to prohibit this type of business in the "F" Commercial District.

Motion carried.

Mr. Joseph Sohn of Sohn Bros. Linen Service appeared before the Board of

Appeals to discuss the Board's decision on his appeal, dated September 25, 1953. No further action was taken.

Several representatives, including the architect of Michigan Conference Association of Seventh Day Adventists, appeared before the Board to discuss their building plans, which were not in conformity with the dimensions given on the Appeal which

was granted August 13, 1953. It was agreed that any change in plans from those approved by the Board of Appeals would need to be appealed again.

The meeting adjourned at 10:40 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Police and Fire Commissioners OF THE CITY OF LANSING

Proceedings Jan. 12, 1954

The Board met in regular session and called to order by the President, Com. Drolett.

ROLL CALL

Present—Coms. Ames, Dell, Drolett, Hunter, Mahoney, Rose, Smith—7.

Absent—1.

Ald. Bayles, Brooks, Hauser, Klock, Kowalski, Lavey, Poxson and Preuss were present.

The minutes of the previous session were approved as printed.

COMMUNICATIONS

The following letters of commendation were received by the Police Department: Mrs. Glen Carpenter, United Motor Freight, J. Edgar Hoover, Rev. Aloysius Jacoby, Athletic Director of Holy Cross Church, which were received and placed on file.

Letter from Mrs. Lee M. Thurston thanking the Fire Department for their services received and placed on file.

Letter from Dr. W. O. Badgley regarding

the condition of Jerome Edward Geiger was received and placed on file.

Letter received from Dr. B. E. McNamara regarding the condition of Genari Pavona received and placed on file.

Letter from Chief Taylor reporting five accidents involving police motor vehicles, was received and placed on file.

Letter from The Mill Mutuals Agency recommending additional safety in the storage and handling of oxygen at the No. 1 Fire Station.

By Com. Mahoney—

That we concur in the recommendation of the Mill Mutuals Agency.

Carried.

January 12, 1954.

Board of Police and Fire Commissioners
Lansing, Michigan
Gentlemen:

Attached is a letter from Captain E. M. Brooks notifying me that he is going to

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Feb. 11, 1954

February 11, 1954

City Hall Annex

Lansing, Michigan.

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

Present—Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.
Absent—None.

The minutes of the regular meeting of January 14, 1954, were approved.

The appeal by Fred Green to erect an addition to the west side of the house, which will reduce yard space on Birch Street by 2 ft. and 8 in., but will not extend beyond the existing open porch, at 1224 W. St. Joseph Street, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship due to having to take care of an invalid member of the family.

Motion carried.

The appeal by Michigan Conference Association of Seventh Day Adventists to erect a new office building as an addition to present non-conforming use on property zoned "D" Apartment, which does not permit commercial building, at the N.E. corner of S. Walnut and W. St. Joseph Streets, was considered. The petitioner was represented by Mr. G. E. Hutches, President, who spoke in favor of the appeal, pointing out their needs for expanded quarters. Mr. Kenneth Black, architect, presented and explained drawings and a model of the proposed building. Mrs. A. M. Wauters, 528 Cudington, Birmingham, Mich., owner of property at 616 Townsend, and Mr. John Clark, 611 S. Walnut Street, objected to having an office building next door and thought the area should remain residential. Mr. Harry Jackson, 316 W. Hillsdale, Mrs. Arthur Brewer, 614 S. Walnut Street, and Mr.

Charles Gregory, Williamston, Mich., owner of property at 317 W. Hillsdale, objected to having a commercial building in a residential area. It was moved by McSherry, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will be an improvement to the area and permit expansion of an existing non-conforming use.

Motion carried.

The appeal by Ehinger Realty Company to erect an advertising sign (8 x 12), which is larger than permitted in "A" One-Family Residence District, in the 2900 block of S. Washington Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted for a two year period under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting the necessary advertising for the sale of this property.

Motion carried.

The appeal by Madeline L. MacGregor to use basement as Antique Shop on property zoned "D" Apartment, which does not permit commercial use, at 408 W. Hillsdale, was considered. The petitioner was present. Mr. Harry Jackson, 316 W. Hillsdale, and Mr. Charles Gregory, Williamston, Mich., owner of property at 317 W. Hillsdale, objected to a business being conducted in this residential area. It was moved by Boucher, supported by McSherry, that the appeal be not granted because no hardship was shown.

Motion carried.

The appeal by J. D. Ray to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than the present open porch at 1426 Sheldon Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be tabled until the next meeting.

Motion carried.

The appeal by Michigan Claims Service to convert to an insurance claims office property zoned "D" Apartment, which does not permit commercial offices, in the east half of 118 W. St. Joseph Street, was considered. The petitioner was present, and stated that there would be no sub-leasing of this property, about 12 people would be employed there, and arrangements for off-street parking have been made with the American State Bank on their property directly east of 118 W. St. Joseph Street. There were no objections. It was moved by Boucher, supported by McSherry,

that the appeal be granted under (7), Section 21, of the Lansing Zoning Ordinance, to relieve a hardship since the property cannot be suitably developed for apartment use to produce an adequate income.

Motion carried.

The meeting adjourned at 9:40 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, March 11, 1954

March 11, 1954
City Hall Annex
Lansing, Michigan.

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

Present—Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.
Absent—None.

The minutes of the regular meeting of February 11, 1954, were approved.

The tabled appeal by J. D. Ray to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1426 Sheldon Street, was considered. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by William C. McQueen to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1619 Linval Avenue, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Frank Spagnuolo to erect an addition to living room, which will extend beyond established set-back line but no further than present open porch, at 311 E. Rockford Road, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and provide adequate living space.

Motion carried.

The appeal by Russell Gregory, Frances Jabs, and Charles Gregory to divide property containing 3 houses into 3 separate parcels as follows: To reduce S. 33 feet of E. 99 feet of Lot 8, Block 180, to 2100 square feet to read S. 35 feet of E. 60 feet of Lot 8, Block 180; also reduce N. 33 feet of E. 99 feet of Lot 8, Block 180, and S. 4 feet of E. 99 feet of Lot 7, Block

180, to 2100 square feet to read N. 31 feet of E. 60 feet of Lot 8 and S. 4 feet of E. 60 feet of Lot 7, Block 180; also show W. 39 feet of E. 99 feet of Lot 8 and the W. 39 feet of the E. 99 feet of the S. 4 feet of Lot 7, Block 180, as separate description with 2730 square feet, was considered. This property is at 830 and 826 S. Chestnut Street and 508 William Street. The petitioners were present. There were no objections. It was moved by McSherry, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to permit division of property among heirs and make necessary repairs.

Motion carried.

The appeal by the Melling Forging Co. to erect 2 car shelter buildings, which will reduce west yard to 8 feet and south yard to property line, at the N.E. corner of Ferris & Thompson Streets, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to reduce the west yard to 8 feet, but that the south yard be reduced to no less than 10 feet to permit adequate size car shelters.

Motion carried.

The appeal by Fred L. Randall to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1811 Beal Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Catherine Zdan to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1110 Farrand Ave., was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The meeting was adjourned at 9:00 P.M.

VICTOR G. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, April 15, 1954

April 15, 1954

City Hall Annex

Lansing, Michigan

The meeting for the public hearing was called to order by the Chairman, Sam Obrecht, on April 8, 1954, at 7:30 P.M.

Because of the absence of Messrs. Boucher, McSherry and Taylor, the meeting was recessed after the hearing until the Special Meeting of April 15, 1954, at 11:00 A.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, Obrecht—4.

Absent—Mr. Taylor—1.

The minutes of the regular meeting of March 11, 1954, were approved.

The appeal by Gordon H. Stuart to erect a vestibule, which will extend beyond the established set-back line but less than the present open porch at 1117 Cooper Avenue, was considered. The petitioner was present, and there were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Walter Bishop to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than the present open porch, at 2102 S. Pennsylvania Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Forest Lankton to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 816 Gordon Avenue, was considered. The petitioner was present. There was one objection by Mr. L. B. Harris, owner of 814 Gordon Avenue, who stated that if the porch were glass enclosed it would shut off the view. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by the Watchtower Bible & Tract Society to erect a Church, which will reduce south and east side yards to permit building to the "J" Parking area, in the 3000 block of S. Washington Avenue, was considered. Mr. Robert J. Warren, 545 Irvington Avenue, represented the petitioner and stated that they would have plenty of parking space and that it is not a large group, only about 30 or 40 cars. Mr. Arthur Cranmer, 3111 S. Washington Avenue; Mr. Bruce McGill, 633 Dunlap Street; Mr. Stanley Cleeves, 515 Dunlap Street; Mrs. Boguhn, 527 Dunlap Street; Forrest Archer, 3011½ S. Washington Avenue; Mr. Leon Rathbun, 543 Dunlap Street; Mr. H. B. Moore, 3022 Palmer Street; Mr. Smith, 531 Dunlap Street; Mr. Joe Kutchev, 231 S. Clemens, owner of property on S. Washington Avenue, and Lawrence Glassbrook, 2816 S. Washington Avenue, protested on the parking that a Church in this area would generate and felt that there was enough churches in the vicinity. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting erection of a building of a size contemplated when property was zoned for a Church.

Motion carried.

The appeal by Mrs. Fay H. Denning to erect a glass enclosed front porch, which will extend beyond the established set-

back line but no further than present open porch, at 812 Westmoreland Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by the First Church of the Nazarene to erect an annex on the Church to .87 feet from north line, which will reduce the rear yard area from required 25 ft. to .87 ft. at 501 N. Butler Blvd., was considered. The petitioner was represented by Rev. Fred J. Hawk, Pastor of the Church, who explained the drawings of the proposed annex. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be tabled for 30 days.

Motion carried.

The appeal by Herbert Horton to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1620 Linval Avenue, was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Arthur DeLau to erect a new house 3 feet from the west side line, which will reduce west side yard from the required 5 ft., 2 in. to 3 ft., at 1029 Parkdale Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit an adequate width driveway without filling entire lot.

Motion carried.

The appeal by Joseph A. Zemer to erect a vestibule 5 ft. beyond the set-back line but will extend no further than the present open porch, at 300 Riley Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Dr. Harry Prall to use one-half of downstairs for professional or insurance office on property zoned "C" Two-Family Residence District, at 214 W. Main Street, was considered. The petitioner was represented by Mr. Russell F. Phillips, of Phillips Realty Co., who stated that they had received letters from practically all the neighbors in that area and they are glad to have such an office come in there. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to permit profitable use of residentially zoned property in a transition stage and not saleable as a residence.

Motion carried.

The appeal by Dr. Mahlon S. Sharp, Contract Purchaser, and Church of the Resurrection, Title Owner, to convert to two Doctors' offices on ground floor to be used by purchaser during his occupancy only, on property zoned "D-M" Multiple Dwelling, which permits use as "the office of a physician", at 521 N. Capitol Avenue, was considered. The petitioner was represented by Mr. John Seaman. There were no objections. It was moved by Boucher, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to permit profitable use of residentially zoned property in a transition stage and not saleable as a residence.

Motion carried.

The appeal by Chadwick Butterfield to erect a breezeway and garage to 3 ft. from south line, which will reduce the south yard space from required 6.2 ft. to 3 ft., at 2315 Devonshire, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship since foundation for a garage was already in at time of purchase.

Motion carried.

The appeal by Wesleyan Methodist Church to extend "F-1" Commercial Zoning 33 ft. to the north because one-half of property is in "F-1" Commercial zoning and one-half is in "B" One-Family Residence District, at 113 N. Magnolia Avenue, was considered. The petitioner was represented by Mr. Don Tanner, 330 N. Clemens Avenue, a trustee of the church. There were no objections. It was moved by McSherry, supported by Boucher, that the appeal be not granted because it would permit building too close to street.

Motion carried.

The appeal by Albert Breen to erect an enclosed porch on the west and north sides

of house, which will extend beyond the established set-back line but no further than present open porch on both streets, at 330 N. Walnut Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be not granted because no hardship can be shown.

Motion carried.

A letter from Mrs. Esther Struhsaker was read and placed on file.

It was suggested that when an appeal

is filed that plot lay-out showing property lines in reference to sidewalk in front and location of buildings be submitted.

The street width of E. Mt. Hope east of Cedar Street was discussed, and the secretary was instructed to inquire as to any future street widening program in this area.

The meeting adjourned at 12:45 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF Board of Electrical Examiners OF THE CITY OF LANSING

Proceedings April 20, 1954

Proceedings of April 20, 1954

Room 206

City Hall Annex

The regular meeting of the Board of Electrical Examiners was called to order by Chairman Garver at 7:00 P.M.

ROLL CALL

Members present—Chairman Garver, Secretary Deal, Wright, Robinson and Richards.

Minutes of the last meeting were read and approved.

Harry Taylor, Charles Williams, Dan Magister applied for examination.

Duplex Truck Co. Electrical Supervisor requested applications for license for himself and Company.

Discussion of proper method of protecting circuits in multi-family dwellings.

The new Chicago Electrical Code reviewed briefly and discussed. Board finds this code very rigid and exceptional in some respects.

Re-inspection was again brought up for discussion. Board agrees that re-inspection is the only chance to reduce the increasing number of electrically caused fires.

Short discussion of new materials available to the trade.

Men writing examinations finished and adjourned at 9:45.

Respectfully submitted,

DONALD E. DEAL,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, May 13, 1954

May 13, 1954

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, Mutz, Obrecht, and Taylor—4.

Absent—Mr. McSherry—1.

The minutes of the special meeting of April 15, 1954, were approved.

It was moved by Boucher, supported by Mutz, that Mr. Obrecht be elected Chairman for the next year.

Motion carried.

It was moved by Mutz, supported by Taylor, that Mr. Boucher be elected Vice-Chairman for the next year.

Motion carried.

The tabled appeal by the First Church of the Nazarene to erect an annex on Church to .87 feet from north line, which will reduce rear yard area from required 25 feet to .87 feet, at 501 N. Butler Blvd., was considered. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit necessary expansion of an existing church.

Motion carried.

The appeal by W. E. Sorber to erect an addition to extend to rear lot line, which will reduce rear yard from the required 25 feet to 0 feet, at 920 E. Michigan Avenue, was considered. The petitioner was represented by Mr. Wirt Bates, Manager.

There were no objections. It was moved by Taylor, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and permit full utilization of the property.

Motion carried.

The appeal by Eleanor Smith to enlarge bedroom by using part of front porch, which will extend beyond established set-back line but no further than present open porch, at 1434 May Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit adequate size bedroom.

Motion carried.

The appeal by Orian Fiscus to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 1610 Massachusetts Avenue, was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Floyd M. Simmons to erect a new front porch and enclose 14.5 feet x 9.5 feet of porch for sun-porch, which will extend beyond established set-back line, at 1120 Farrand, was considered. The petitioner appeared in the office the day before the meeting (May 12, 1954) and asked that the appeal be withdrawn. Therefore, it was moved by Taylor, supported by Mutz, that the appeal be not granted because of no further interest.

Motion carried.

The appeal by Frank J. Stefan to erect

a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 800 Bates Street, was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by C. L. Buchanan to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1242 Parkview, was considered. The petitioner was represented by Ben Morton, contractor. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mrs. Elma C. Bombanek to erect a vestibule on front of house, which will extend beyond established set-back line but less than present front porch, at 1510 Vine Street, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Fred J. Peacock to erect a glass enclosed front porch, which will extend beyond set-back line, but no further than present open porch, at 1732 Glenrose Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by the First Wesleyan Methodist Church to erect an addition to front of Church within 4 feet, 1 inch of property line, which will reduce front yard

space to within 4 feet, 1 inch of property line, at 113 N. Magnolia Avenue, was considered. The petitioner was represented by Mr. Don Tanner. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit an adequate entrance to be added to existing Church.

Motion carried.

The appeal by Vance McWhorter to erect a garage with open breezeway on the east side of house, which will reduce the east side yard space from 6.4 feet to 4 feet, at 1714 Pingree Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted to relieve a practical difficulty and permit construction of an adequate size garage.

Motion carried.

The appeal by the South Lansing Church of Christ to erect a new Church to the "J" Parking property line, which will reduce the west side yard from 10.5 feet to 0 feet, at the S.W. corner of Maple Hill and S. Pennsylvania Avenues, was considered. The petitioner was represented by Rev. Herbert Owens, 637 Ridgewood Avenue. There were no objections. It was moved by Boucher, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting erection of a building of a size contemplated when property was zoned for a Church.

Motion carried.

The appeal by William Crossett to erect a new house to 28 feet of rear lot line, which will reduce rear yard from required 30 feet to 28 feet, at 1508 W. St. Joseph Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYER, Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, June 10, 1954

June 10, 1954
City Hall Annex
Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, Obrecht, Taylor—5.

Absent—None.

The minutes of the regular meeting of May 13, 1954, were approved.

The appeal by George O. West Sr. to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 1214 E. Main Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Lee A. Charland to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 937 S. Holmes Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Edward B. Abraham to convert a garage to utility room on property zoned "D" Apartment District, which does not permit extension of commercial use, at 629 W. St. Joseph Street, was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by Mutz, that the

appeal be not granted because no hardship was shown.

Motion carried.

The appeal by Lyle G. Butterfield to rebuild and glass enclose front porch, which will extend beyond the established set-back line but no further than present open porch, at 1718 Linval Avenue, was considered. The petitioner was present. There were no objection. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Frank Siwek to use a vacant lot as a parking lot for grocery store which is zoned "B" One-Family Residence District and does not permit business parking, at 2218 S. Logan Street, was considered. The petitioner was present. Mr. Frank Siwek Jr., the lessee, was present and spoke in favor of the appeal. Mr. Alfred Kwast, 1112 Gordon; Mrs. Kwast; Theo Felton, 2212 S. Logan Street; Mr. Willard J. Maxey, 2200 S. Logan Street; and Mrs. Pearl Robbins, 2205 S. Logan Street, all spoke against the granting of this appeal. Also a petition with the names of 69 people opposing the granting of this appeal was presented to the Board. It was moved by Taylor, supported by Mutz, that the appeal be granted because of neighborhood objection.

Motion carried.

Mr. Boucher was excused at 9:45 P.M.

The appeal by the E. Clement Jarvis Estate and Marilla C. Luce, lessee, to erect an addition to lunch room on property which is within precised area of future alley shown in Master Plan of Downtown Alleys, at 328 S. Grand Avenue, was considered. Marilla C. Luce appeared in favor of the appeal. Mr. William Porter Jr., Administrator for the estate of the owner, also spoke in favor of granting the appeal. There were no objection. It was moved by McSherry, supported by Mutz, that the appeal be granted for a 5-year

period, subject to a notarized statement from Mr. Luce to remove the addition to be built at any time the City may want to put in an alley, and in accordance with Section 8 of Ordinance No. 284 to permit her to comply with requirements of the Health Department.

Motion carried.

The appeal by Mrs. Anna Sauer to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 204 S. Magnolia Avenue, was considered. The petitioner was represented by Mr. Charles Reed. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Herbert Abrams to erect an addition to the bedroom on front of house, which will extend beyond established set-back line but no further than present front porch, at 824 Middle Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship.

Motion carried.

The appeal by the Gulf Refining Co. to erect a new gas station to 3 feet of the east side line and 11:5 feet of rear yard line, which will reduce the east yard to 3 feet and the south side to 11:5 feet at the corner of Mt. Hope, S. Washington and Forest Avenues, was considered. The petitioner was represented by Mr. Harold Cole of the Gulf Refining Co., who spoke in favor of the appeal. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty by eliminating hazardous ingress and egress.

Motion carried.

The appeal by the Gulf Refining Co. (Purchaser) and Elmore and Thelma Conarton (Owner) to use property for off-street parking for gas station on property zoned "D-M" Multiple Dwelling in the Capitol Development Area which does not permit gas station, at 307-309 S. Pine Street, was considered. The petitioner was represented by Mr. Harold Cole of the Gulf Refining Co., who spoke in favor of the appeal. A petition with 11 signatures was presented by Mr. Walter Vance, 523 W. Washtenaw Street, Mr. and Mrs. Vance, Mr. George Johnson, 1715 Stirling, owner of property at 600 W. Washtenaw Street; Mr. Leo Smith, 315 S. Pine Street; Mrs. Phelan, 517 W. Washtenaw Street, and Mr. Harry Barnett, 319 S. Pine Street,

objected to the granting of this appeal and stated that it would cause much more noise and confusion if this appeal were granted. It was moved by McSherry, supported by Mutz, that the appeal be not granted because of neighborhood objection.

Motion carried.

The appeal by Albert Ruddick to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1127 Farrand Avenue, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21, of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mark Lehman to erect an enclosed front porch, which will reduce front yard from 25 feet to 22 feet 6 inches, at 2809 Creston Avenue, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and would not interfere with the neighborhood.

Motion carried.

The appeal by Raleigh R. Stolz (Contract Purchaser) & First Universalist Church to use a house for Life Insurance Co. office on property zoned "D" Apartment which does not permit commercial offices, at 831 N. Washington Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship because the property is not saleable as apartment property from a practical point of view.

Motion carried.

The appeal by Bernard Briggs to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1210 Prospect, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The meeting was adjourned at 10:55 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, July 8, 1954

July 8, 1954

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.

Absent—None.

The minutes of the regular meeting of June 10, 1954, were approved.

The appeal by Michigan National Bank to erect a drive-in bank to 10 feet from front property line, which would reduce the front yard space from the required 20 feet to 10 feet, at the S.W. corner of N. East and Thomas Streets, was considered. The petitioner was represented by Mr. John Nelligan who explained the drawings of the proposed bank. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty due to shallow depth of the lot in order to provide adequate space for movement of traffic and parking around drive-in bank.

Motion carried.

The appeal by Michigan National Bank to erect a drive-in bank to 10 feet from front property line, which would reduce the front yard space from the required 20 feet to 10 feet, in the 2000 block of W. Saginaw Street, was considered. The petitioner was represented by Mr. John Nelligan who explained the drawings of the proposed bank. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty due to shallow depth of the lot

in order to provide adequate space for movement of traffic and parking around drive-in bank.

Motion carried.

The appeal by Clifford Hodge to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 805 E. Gier Street, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Olofsson Corporation to erect an addition to Tool & Die Shop east of south 60 foot addition, which will extend present non-conforming use in "A" Residence District to the east, at 2727 Lyons Avenue, was considered. Mr. John G. H. Stewart, Comptroller, represented the petitioner. Mr. Lloyd Bennett, 848 E. Greenlawn, and several other people were present and protested the granting of this appeal unless a fence is put on the north line of the property. It was moved by McSherry, supported by Taylor, that the appeal be tabled.

Motion carried.

The appeal by Heatherwood Farms Co. to erect an addition to present building for milk storage on property zoned "A" One-Family Residence and used non-conforming, at 2701 E. Michigan Avenue, was considered. The petitioner was represented by Mr. Henry Crouse who explained the drawings for the proposed addition. There were no objections. After consideration that the use of this property is non-conforming due to annexation, it was moved by Taylor, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and per-

mit the company to continue to operate in this location.

Motion carried.

The appeal by Herbert Bates to erect a glass enclosed front porch, which will extend beyond the established set-back line but no further than present open porch, at 1203 W. Saginaw Street, was considered. The petitioner was not present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the prop-

erty and not adversely affect the neighborhood.

Motion carried.

A letter from Mrs. Caroline Lebuda was read. It was moved by Taylor, supported by McSherry, that the Secretary be instructed to refer the letter to the City Attorney and send a copy to the writer of the letter.

Motion carried.

The meeting adjourned at 8:45 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Aug. 19, 1954

August 19, 1954

City Hall Annex

Lansing, Michigan

The meeting for public hearing was called to order by the Chairman, Sam Obrecht, on August 12, 1954, at 7:30 P.M.

Because of the absence of Messrs. Boucher and Taylor, the meeting was recessed after the hearing until the Special Meeting of August 19, 1954, at 11:30 A.M.

ROLL CALL

Present — Messrs. McSherry, Mutz,
Obrecht, and Taylor—4.
Absent—Mr. Boucher—1.

The minutes of the regular meeting of July 8, 1954, were approved.

The tabled appeal by Olofsson Corporation to erect an addition to Tool & Die Shop east of outh 60 foot addition, which will extend present non-conforming use in "A" Residence District to the east, at 2727 Lyons Avenue, was considered. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and permit the company to continue to operate in this location.

Motion Lost.

The appeal by R. E. Janz to erect a new house which will reduce west rear yard from the required 30 feet to 13 feet at the S.W. corner of Blair and Boston Blvd., was considered. The petitioner was present. Mrs. Helen Wilkins, Haslett, Michigan, who owns the property at 1410 Pettis Street, objected to his building a house on the property, saying that the lot was too small and that it would be a detriment to the neighborhood. The Chairman, Mr. Obrecht, explained that Mr. Janz could build a house anyway but that the appeal, if granted, would allow a yard reduction allowing him to build

closer to the lot line. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a hardship due to irregular shape of lot.

Motion Carried.

The appeal by Ralph L. Smith to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1213 Edward Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion Carried.

The appeal by Gauss Baking Co. to erect a truck repair garage on the west wall at rear of Commercial lot, which does not permit repair garage, at 1920 W. Saginaw Street, was considered. The petitioner was represented by Mr. Eugene S. Gauss. Mr. Orville H. Knight, 722 Stanley Street; Mr. M. E. Snyder, 737 Durant Street; Mr. M. C. Dodge, 721 Durant Street; and Mr. Leonard Crispin, 733 Durant Street, were present and protested the granting of this appeal because they thought the business had outgrown the property it is on and it would be a detriment to the neighborhood. It was moved by Taylor, supported by McSherry, that the appeal be not granted because of neighborhood objection to further expansion of a non-conforming use.

Motion Carried.

The appeal by Max Webster to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 911 Sheridan Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be

granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion Carried.

The appeal by Arletta Clippert to erect a utility room on rear of house to within 17 feet of rear property line, which will reduce rear yard from the required 30 feet to 17 feet, at 113 Denver Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship due to present location of house.

Motion Carried.

The appeal by Bert E. Brady to erect a vestibule on the front of the house, which will extend beyond established set-back line but less than present open porch, at 1926 Clifton Street, was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion Carried.

The appeal by Friedland Paper Co. to erect a one-story addition for baling scrap paper on property zoned Light Industrial and used non-conforming, in the 300 block of E. Maple Street, was considered. The petitioner was represented by B. B. Friedland. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and provide room for necessary expansion in preent non-conforming use.

Motion Carried.

The appeal by Consumers Foods, Inc., to erect a loading platform on non-conforming wholesale business building, which is on property zoned "F" Commercial which does not permit wholesale business, at 1819 W. Willow Street, was considered. The petitioner was represented by Mr. V. P. Croteau. Mr. H. R. Campbell, 1130 Cawood, presented a petition with names of people in the area who objected to the granting of this appeal because the company is in violation of the ordinance, are not maintaining their property properly, and have an outdoor incinerator which causes noxious fumes in the neighborhood. It was moved by Mutz, supported by Taylor, that the appeal be not granted because the present use is a violation of the Zoning Ordinance.

Motion Carried.

The appeal by Charles G. Hayden to erect a vestibule 5.8 feet beyond front yard set-back line but no further than present open porch, at 2518 Teel Ave., was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion Carried.

The appeal by H. C. Berger to erect a duplicating product sales room to 6 feet from west property line, which will reduce set-back on west side from 20 feet to 6 feet, at N.E. corner of Massachusetts and E. Grand River Avenues, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to relieve a practical difficulty and make parking available at the rear of the property.

Motion Lost.

The meeting adjourned at 2:00 P.M.

VICTOR G. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Sept. 9, 1954

September 9, 1954

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz and Obrecht—4.
Absent—Mr. Taylor—1.

The minutes of the special meeting of August 19, 1954, were approved.

It was moved by McSherry, supported by Mutz, that the action of August 19, 1954, regarding the appeal of Olofsson Corporation to erect an addition to Tool & Die Shop east of south 60 foot addition at 2727 Lyons Avenue, be rescinded.

Motion carried.

It was moved by McSherry, supported by Mutz, that the appeal by Olofsson Corporation, at 2727 Lyons Avenue, be granted under (7) Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and permit the company to continue to operate in this location.

Motion carried.

The appeal by A. B. Cadwell to erect an addition on rear of Body Shop, which is used non-conforming on property zoned "A" One-Family Residence District, at 2910 S. Cedar Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted, providing there is alley room in back, under (7), Section 21 of the Lansing Zoning Ordinance, because it will relieve a hardship and permit the company to continue to operate in this location.

Motion lost.

It was moved by Boucher, supported by Mutz, that the appeal by A. B. Cadwell, at 2910 S. Cedar Street, be granted, providing a 20-foot strip is deeded to the City for alley purposes, under (7), Section 21 of the Lansing Zoning Ordinance, because it will relieve a hardship and permit the company to continue to operate in this location.

Motion lost.

It was moved by McSherry, supported by Mutz, that the appeal by A. B. Cadwell, at 2910 S. Cedar Street, be tabled.

Motion carried.

The appeal by C. M. Wygant to erect a vestibule to 20 feet from front line and dining room to 16 feet from rear line, which will reduce the front yard from the required 25 ft. to 20 ft., and the rear yard from 30 ft. to 16 ft., at 2110 Devonshire Street, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and provide fore adequate living space.

Motion carried.

The appeal by Clarence Taylor to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 911 W. Hillsdale Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by H. Irene Ramsdill to erect a glass enclosed front porch, which will extend beyond established set-back line but

no further than present open porch, at 417 S. Clemens Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Aden J. Manly to erect a garage to 3 feet of south property line, which will reduce the south yard from required 6 feet 8 inches to 3 feet, at 1519 Roselawn Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance, to reduce the south side yard from 6 feet 8 inches to 4 feet, to permit the erection of a garage in compliance with the building code.

Motion carried.

The appeal by Mrs. Elizabeth Cross to convert to a two-family unit on lot of inadequate size, which is zoned "C" Two-Family Residence District, at 609 W. Lapeer Street, was considered. The petitioner was present. Mr. William Brown spoke in protest of the appeal for himself and also represented Mr. Harold Springsteen, 529 N. Pine Street; Mr. Herman

Bresien, owner of property adjoining on the west; and Mr. and Mrs. James P. Ram, 517 N. Pine Street. He stated that if this appeal was granted, it would conflict with the ordinance in every way. It was moved by Boucher, supported by McSherry, that the appeal be not granted because of the substantial lack of adequate lot area.

Motion carried.

The appeal by Lansing Laundry and Dry Cleaners to erect a Drive-In Dry Cleaning Pick-Up Station on residential property, which is zoned "B" One-Family Residence District, at the S.E. corner of Barnes and Logan Streets, was considered. The petitioner was represented by Mr. J. A. Beyerhelm. There were objections by Otto Remus, 1711 S. Logan Street; Frederick Brooks, 1026 Smith Avenue; Lynne Goble, 1027 W. Barnes Avenue, and Alvin Meyers, 1018 Smith Avenue, to the effect that if this appeal was granted, it would cause an additional traffic hazard and that there might be some other appeals for the same thing for other property in this area. It was moved by Mutz, supported by Boucher, that the appeal be not granted because of neighborhood objection.

Motion carried.

The meeting adjourned at 9:52 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Oct. 14, 1954

October 14, 1954.

City Hall Annex

Lansing, Michigan.

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry,
Mutz, Obrecht, and Taylor—5.
Absent—None.

The minutes of the regular meeting of September 9, 1954, were approved.

The appeal by Charles M. Conklin to erect an enclosed front porch beyond setback line no further than present open porch, at 627 W. Genesee Street, was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Austin Straight to erect a new house to 15 feet from east end of rear lot line on property zoned "A" One-Family Residence District which requires 30 foot rear yard, at the S.E. corner of Gordon Avenue and Fairfax Road, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship due to irregular shape of the lot.

Motion carried.

The appeal by James Richmond to erect a glass enclosed front porch beyond setback line but no further than the present

open porch, at 216 Denver Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by John J. Ward to convert house to a two-family residence in a One-Family Residence District, which does not permit two-family residence, at 512 Willard Avenue, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be not granted because no hardship is shown.

Motion carried.

The appeal by Dr. Milton Bailey to alter a store front and interior on property zoned "A" One-Family Residence District and used non-conforming, at 4216 S. Cedar Street, was considered. The petitioner was not present. There were no objections. It was moved by Boucher, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting continued use of the property.

Motion carried.

The appeal by the Builders & Traders Exchange of Lansing, Inc., to erect a new office building to front property line on property zoned "E" Apartment-Shop, which requires a 20-foot setback, at 519-523 N. Washington Avenue, was considered. The petitioner was present and explained the building plans in detail. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty and make more parking space available.

Motion carried.

The appeal by Mrs. John Price to erect a recreation room on rear of house to 8 feet from rear lot line, which will reduce rear yard from the required 25 feet to 8 feet, at 206 Rumsey Avenue, was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and provide adequate room.

Motion carried.

The appeal by Mrs. May Bench to enclose the south one-half of front porch beyond setback line but no further than present open porch, at 313 S. Pennsylvania Avenue, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Dr. Robert G. Gardner to erect a new building to use as residence and doctor's office in "A" One-Family Residence District, which does not permit doctor's office, at S.W. corner of E. Saginaw Street and LaSalle Blvd., was considered. The petitioner was present. Mr. Joseph W. Planck, attorney, representing Mr. Walter Toebe, 624 Kipling Blvd., protested the appeal, stating that it would depreciate the value of property and would be objectionable to residents in neighborhood. Royal Cherry, F. T. Davidson, 605 LaSalle Blvd.; Emil A. Marklewitz, 625 LaSalle Blvd.; George Covert, 610 LaSalle Blvd.; Fannice H. Kenyon, 624 LaSalle Blvd.; Corey Dymond, 607 Kipling Blvd.; M. William Somerville, 619 LaSalle Blvd., and Mrs. Don Spalding, 614 Kipling Blvd., also objected, stating that it would make a traffic hazard, especially in the winter time, and that they would like the area to remain residential. It was moved by Boucher, supported by Mutz, that the appeal be tabled for 30 days.

Motion carried.

The appeal by Edmund Radke to erect two bedrooms in place of attached garage to within 3 feet of east lot line, which will reduce the east side yard from the required 6 feet to 3 feet, at 705 Ridgewood Avenue, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit addition of necessary rooms of adequate size.

Motion carried.

The appeal by Roy Parisian to erect a brick vestibule on front of house beyond set-back line, at 3104 Palmer Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by June R. Overla to erect a vestibule on front of house beyond setback line but no further than present porch, at 1734 S. Logan St., was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Maryaleen Swartout to erect a vestibule beyond the set-back line but 3 feet less than present open porch at 611 N. Francis Avenue, was considered. The petitioner was present. There were no objections. It was moved by Taylor, supported by Boucher, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Elsie Smith to erect a bathroom on rear of house to 12 feet 9 inches of rear line which will reduce the rear yard from the required 25 feet to 12 feet 9 inches, at 524 N. Walnut, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit completing living unit.

Motion carried.

The tabled appeal by A. B. Cadwell to erect an addition on rear of Body Shop, which is used non-conforming on property zoned "A" One-Family Residence District, at 2910 S. Cedar Street, was discussed. It was moved by Boucher, supported by Mutz, that the appeal be tabled pending further clarification of the City Attorney's opinion.

Motion carried.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Nov 12, 1954

November 12, 1954,

City Hall Annex,

Lansing, Michigan.

The meeting for the public hearing was called to order by the Vice-Chairman, Evans Boucher, on November 10, 1954, at 7:30 P.M.

Because of the absence of Messrs. Obrecht and Taylor, the meeting was recessed after the hearing until the Special Meeting of November 12, 1954, at 7:00 P.M.

ROLL CALL

Present—Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor.—5.

Absent—None.

The minutes of the regular meeting of October 14, 1954, were approved.

The appeal by Vilo Dean to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 1216 Vermont St., was considered. It was moved by Mutz, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty. (Petitioner was not present. There were no objections.)

Motion carried.

The appeal by Mrs. Thelma Dewey to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 921 E. St. Joseph St., was considered. The petitioner was not present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Julia Van DeVelde and Mrs. Ruby Debruyne to erect an addition

on rear of house to 18 ft. of rear lot line, which will reduce the rear yard from the required 25 ft. to 18 ft., at 1209 Ballard St., was considered. The petitioner was present. There were no objections. It was moved by Boucher, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by the Reorganized Church of Jesus Christ of Latter Day Saints to erect a Church building to 8 ft. from North side line and 10 ft., 11 in. from rear line, on property for which ordinance requires 12 ft. side yard and 25 ft. rear yard, at 814-816-818 N. Jenison Ave., was considered. The petitioner was represented by Mr. Robert Mattern of O. J. Munson, Associates. Mr. John Zuber, 839 N. Jenison, James D. Barry, 804 N. Jenison, and William Dodge, 813 Westmoreland, all objected to the granting of this appeal, stating that the additional parking would be a traffic hazard. It was moved by Taylor, supported by Mutz, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to reduce the rear yard from 25 ft. to 10 ft., 11 in. to relieve unusual practical difficulty, and that the side yard be not reduced from 12 ft. to 8 ft., all subject to "J" Parking zoning, as shown in sketch, with adjustment necessary because of change in North side yard requirements.

Motion carried.

The appeal by the Board of Education to erect a new school to 10 ft. from South property line, on property for which ordinance requires a 20 ft. set-back, in the 1100 block of Eureka St., was considered. The petitioner was represented by Mr. Lynn Kosht. There were no objections. It was moved by Mutz, supported by Boucher, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve unusual practical difficulties, permitting adequate-sized class rooms, subject to deed for the North 20 ft. of this property for alley purposes, to properly safeguard the surrounding area and general plan.

Motion carried.

The appeal by Olofsson Corporation to raise roof on S.E. corner of new addition to 35 ft., which will extend present non-conforming use in "A" One Family Residence District, at 2727 Lyons Ave., was considered. The petitioner was represented by Mr. Victor Anderson, Attorney. There were no objections. It was moved by Boucher, supported by Taylor, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a practical hardship.

Motion carried.

The tabled appeal by A. B. Cadwell to erect an addition on rear of Body Shop, which is used non-conforming in "A" One Family Residence District, at 2910 S. Cedar St., was considered. It was moved by Taylor, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve unusual practical difficulty, subject to deed for the West 20 ft. of this property for alley purposes to properly safe-guard the surrounding area and general plan.

Motion carried.

The tabled appeal by Dr. Robert G. Gardner to erect a new building to use as residence and doctor's office in "A" One Family Residence District, which does not permit doctor's office, at the S.W. corner of E. Saginaw St. and LaSalle Blvd., was considered. It was moved by Boucher, supported by Mutz, that the appeal be tabled.

Motion lost.

It was moved by McSherry, supported by Taylor, that the appeal be not granted because no hardship was shown and because of neighborhood objection.

Motion carried.

It was moved by McSherry, supported by Mutz, that the last day for filing appeals for a given meeting be not later than the 15th day before the meeting.

Motion carried.

The meeting adjourned at 8:45 P.M.

VICTOR G. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Dec. 9, 1954

December 9, 1954
City Hall Annex
Lansing, Michigan

The meeting was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present — Messrs. Boucher, McSherry, Mutz, Obrecht, and Taylor—5.

Absent—None.

The minutes of the regular meeting of November 12, 1954, were approved.

The appeal by Harry E. Roblee to erect a glass enclosed front porch beyond the set-back line but no further than present open porch, at 1010 Johnson Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Taylor, that the appeal be granted under (7), Section 21, of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

The appeal by Earl Frederickson to erect a new house to 14.84 feet of rear lot line, which will reduce rear yard from 30 feet to 14.84 feet, in the 2100 block of Victor Avenue, was considered. The petitioner was present. Mrs. Wenzlich, 2619 Pleasant Grove Road, protested for Neller Corp. because of plat restrictions and Ordinance restrictions and also that it would block neighborhood view. Mary Harrison, 2707 Pleasant Grove Road, protested because of size of house. George Strickland, 2108 Victor, protested because of crowded condition with planned house. Also a letter of protest was received from Ann M. Riordan, 2608 Fairfax Road. Mr. Frederickson stated that he will change direction of house to require only reduction to 16.84 feet in rear yard. Then Mr. Strickland asked about location of garage. Mr. Frederickson stated that he could build carport to 15 feet of south line, and he will build it there with a drive from Pleasant

Grove Road. After this statement, all protests were withdrawn. It was moved by Boucher, supported by Mutz, that the appeal be granted to reduce the rear yard from 30 feet to 16.84 feet under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty due to irregular shape of lot.

Motion carried.

The appeal by Veatrice Smiley to convert a One-Family Dwelling to Two-Family Dwelling on lot with 3440 sq. ft. which is 560 sq. ft. less than Ordinance requires for two families, at 505 Carlton Terrace, was considered. Mr. Frank Koch, of Advance Realty, represented the petitioner. There were no objections. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Motion carried.

A letter from City Attorney Charles P. VanNote regarding request by the Board of Appeals for a 20-foot alley from the Board of Education in the 1100 block of E. Michigan Avenue, was read.

It was moved by McSherry, supported by Mutz, that the action of November 12, 1954, regarding the appeal of the Board of Education, be rescinded.

Motion carried.

The appeal by the Board of Education to erect a new school to 10 feet from south property line, on property for which ordinance requires 20-foot set-back, in the 1100 block of Eureka Street, was then reconsidered. It was moved by McSherry, supported by Taylor, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve unusual practical difficulties, permitting adequate-sized class rooms.

Motion carried.

The meeting adjourned at 10:00 P.M.

VICTOR G. LEYERER,
Secretary.